

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Town Planning – Nalgonda Municipality - Change of Land Use from Public & Semi Public use to Commercial use in Municipal bearing D.No.6-2-11 in Sy.No.839/1, 839/2 & 831, 831/1 at Housing Board colony to an extent of 3247.77 Sq.yds in Nalgonda Municipality - Draft variation – Confirmed – Orders –Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 19

Dated: 16.01.2014.

Read the following:

1. From DT&CP., Letter Roc.No.6086/2011/H, Dated: 27-07-2011.
2. Govt. Memo.No.20901/H1/2011-1, Dated: 14.09.2011
3. From DT&CP., Letter Roc.No.6086/2011/H, Dated: 27-12.2011.
4. Govt. Memo.No.20901/H1/2011-2, Dated: 02.02.2012.
5. From the DTCP Lr.Rpc.No.6086/2011/H, Dated: 11.01.2013.
6. Govt. Memo.No.20901/H1/2011-3, Dated: 23.04.2013.
7. From the DTCP Lr.Rpc.No.6086/2011/H, Dated: 04.07.2013.
8. Govt. Memo No.20901/H1/2011-3, Dated: 07.08.2013
9. Received from the Commissioner of Printing, A.P. Extraordinary Gazette No.588, Part-I, Dated: 15.08.2013
10. From the Commissioner (FAC), Nalgonda Municipality, Lr.No.G1 /1729/2013-14, Dated: 28.12.2013

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ORDER:-

In the reference 1st read above, the director of Town & Country Planning, Hyderabad has submitted a proposal for Change of Land Use from Public & Semi Public use to Commercial use in No.6-2-11 in Sy.No.839/1, 839/2 & 831, 831/1 at Housing Board colony to an extent of 2715.55 Sq.Mtrs. in Nalgonda Municipality. Further it is also informed that acquisition of the site is not possible through LRS & BPS funds, general funds and 14% open space charges so as to develop it for the purpose for which it is designated in the Master Plan of the Nalgonda Municipality sanctioned in G.O.Ms.No.594 MA, Dated.08.06.1987 and the Municipality has resolved and sent the proposal for Change of Land use.

The draft variation to the Nalgonda General Town Planning Scheme, the Master Plan sanctioned in G.O.Ms.No.594 MA, Dated.08.06.1987, issued in reference 8th read above, published in reference 9th read above. On publication no objections and suggestions have been received from the public within the stipulated period. The Commissioner, Nalgonda Municipality Director of Town & Country Planning, Hyderabad in the reference 7th read above has informed that the applicant has paid an amount of Rs.43,450/- (Rupees Forty Three Thousand Four Hundred Fifty only) vide receipt No. 344/01234376, dt.17.05.2013 towards Development or conversion charges as per G.O.Ms.No.158 MA., dated: 22-03-1996. Further in the reference 10th read above the Commissioner, Nalgonda Municipality has informed that the draft variation notification has been published in Andhra Prabha, the Telugu daily newspaper and the Hans India, the English daily newspaper on 22.08.2013. On publication no suggestions/ objections received from the public. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr. S.K. JOSHI,
PRINCIPAL SECRETARY TO GOVERNMENT (UD)

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.
The Director of Town and Country Planning, Hyderabad.
The Regional Deputy Director of Town Planning, Hyderabad.
The Municipal Commissioner, Nalgonda Municipality, Nalgonda.

Copy to:

The individual through the Municipal Commissioner, Nalgonda Municipality, Nalgonda.

The District Collector, Nalgonda District.

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SC/SF.

//FORWARDED ::BY:: ORDER//

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub- Section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920, the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Nalgonda Town, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.588, Part-I, dated: 15.08.2013 as required by clause (b) of the said section.

VARIATION

The site bearing No. 6-2-11 in S.No.839/1, 2, 831 & 831/1 of Nalgonda Municipality to an extent of 3247.77 Sq.yds, the boundaries of which are as shown in the schedule hereunder and which is earmarked for public and semi public use in General Town Planning Scheme (Master plan) of Nalgonda sanctioned in G.O.Ms.No.594 MA., dt.08.06.1987 is now designated for Commercial use by variation of change of land use as the site is surrounded by residential developments and the Commissioner, Nalgonda Municipality has reported that acquisition of the site is not possible through LRS & BPS funds, general funds and 14% open space charges and subject to widening of existing 23'-0" road to 30'-0" road and also based on the Council Resolution No.4/1254, dated:31-07-2010 as marked as "ABCD" in the revised part proposed land use map bearing G.T.P.No.2/2013/H available in the Municipal Office, Nalgonda town **subject to the following conditions that:**

1. Widening of existing 23'-0" wide road to 30'-0" road by taking affected portion of the land from owners land on northern side.
2. Fulfillment of consent made by the applicants for developing the total site at a time.
3. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The applicant shall obtain prior permission from the competent authority before commencing the development work.
7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUDNARIES

North	: Existing 23'-0" road to be widened to 30'-0" and GTP No.5/96 as per Govt.Memo.No.20901/H1/2011-13, Dated: 23.04.2013.
East	: Owners land G.T.P.No.1/2001.
South	: Resident of District Superintendent of Police and Owners land is G.T.P.No.1/2001.
West	: Open Land

Dr. S.K. JOSHI,
PRINCIPAL SECRETARY TO GOVERNMENT (UD)

SECTION OFFICER.